

CITY OF MINNEAPOLIS

# At a Glance: Howe

Department of Regulatory Services

June 30, 2015



**Minneapolis**  
City of Lakes



## Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

## Conversion & CHOWN (Change of Ownership)

- Conversions refer to properties that have been converted to a rental licensed property
- Change of Ownership means a rental licensed property has changed ownership

## Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
  - It is vacant and boarded for more than 60 days
  - It is determined to be unsafe
  - An inspector cites specific hazards
  - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
  - Utilities to it have been discontinued or
  - There is a housing hygiene problem as determined by the Housing Inspections Department.

## COP (Conduct on Premise)

- COP Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

## Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to a "Good Cause List" which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

## PPU (Problem Properties Unit)

- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

## Police Calls

- Police Calls are defined as all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with one particular incident.
- Police calls at an intersection, street or area not identified at a specific property are not included. Domestic and medical related calls are also not included.

## Rental Licenses

- Includes all rental dwellings and dwelling units, including rented single-family dwellings and rented dwelling units in owner-occupied dwellings, as well as to rented condominiums, rented townhouses and leasehold cooperative dwelling units
- Certain dwellings are exempt including hotels; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manses and rectories; hospitals; public housing; and owner-occupied dwelling units in a cooperative, condominium or townhouse building

## VBR (Vacant Building Registry)

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
  - Condemned requiring a code compliance inspection
  - Unoccupied and unsecured for five days or more
  - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
  - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
  - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
  - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

# Howe Profile

as of 6/30/15



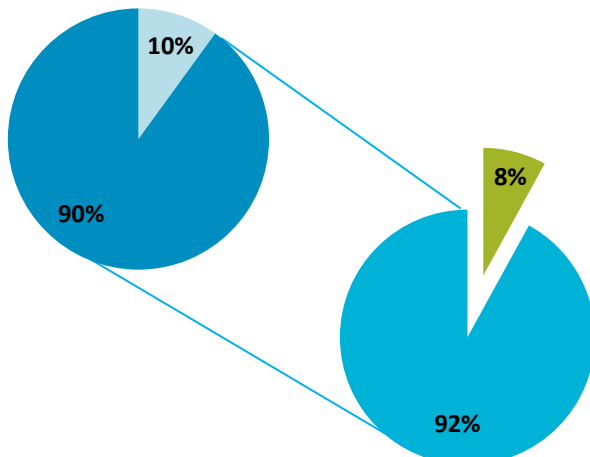
<u>Assessor's Land Use for All Properties</u>	<u>Count</u>	<u>%</u>
Bar, Restaurant, Club, Entertain.	03	0.1%
Comm Work Shop	11	0.4%
Common Area	00	0.0%
Garage or Misc. Residential	01	0.0%
*Group Residence	01	0.0%
Ind. Warehouse, Factory	12	0.4%
Institution, School, Church	06	0.2%
Misc. Commercial	03	0.1%
*Mixed Comm., Res, Apt	18	0.6%
*Multi Family (Residential)	125	4.5%
Not Available	00	0.0%
Office	10	0.4%
Public Accommodations	00	0.0%
Retail	09	0.3%
*Single Family (Residential)	2536	90.7%
Sport or Recreation Facility	04	0.1%
Utility	00	0.0%
Vacant Land	47	1.7%
Vehicle Related Use	09	0.3%
<b>Grand Total</b>	<b>2796</b>	<b>100.0%</b>

[Click here to see a complete neighborhood business directory.](#)

\*Includes Residential Use

## Rental Licensed Parcel Breakdown by Paid Units

■ condo
 ■ 4+ Units
 ■ non-condo
 ■ 1 - 3 Units



<u>Rental Licensed Parcels</u>	
Total Rental Licenses	256
Parcels with Rental Licenses	256
Rental Units	723
Average Rental Units	2.82
Rentals / Total Residential	9.6%

<u>Conversions and CHOWNs</u>	<u>2014</u>	<u>Last 5 Years</u>
Parcels with Conversions	18	93
Parcels with Change of Ownerships	04	24

<u>Rental License Applicants by Area of Residence:</u>	<u>Licenses</u>	<u>%</u>
Minneapolis	121	47.4%
St. Paul	13	5.1%
Rest of Metro Area	83	32.5%
Rest of Minnesota	10	3.9%
Out of State	28	11.0%
Out of Country	00	0.0%

<u>Rental Licensed Parcels by Paid Unit Counts</u>	<u>Parcels</u>	<u>%</u>	<u>Total %</u>
1 Unit	179	69.9%	69.9%
Condo Units	18	10.1%	
Non-Condo Units	161	89.9%	
2 Units	52	20.3%	90.2%
3 Units	05	2.0%	92.2%
4-5 Units	06	2.3%	94.5%
6-10 Units	03	1.2%	95.7%
11-15 Units	05	2.0%	97.7%
16-20 Units	02	0.8%	98.4%
21-30 Units	02	0.8%	99.2%
31+ Units	02	0.8%	100.0%
<b>Grand Total</b>	<b>256</b>	<b>100%</b>	<b>100.0%</b>

# Howe Profile

as of 6/30/15

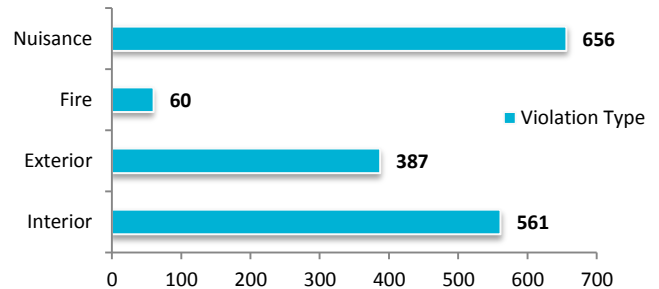


## Housing Violations & Police

<u>Calls (Last 2 years)</u>	<u>Parcels</u>	<u>Violations</u>
All Violations	595	1,664
Interior Violations	209	561
Exterior Violations	140	387
Fire Violations	32	60
Nuisance Violations	406	656
Total Police Calls	757	3,105

*\*Police Call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.*

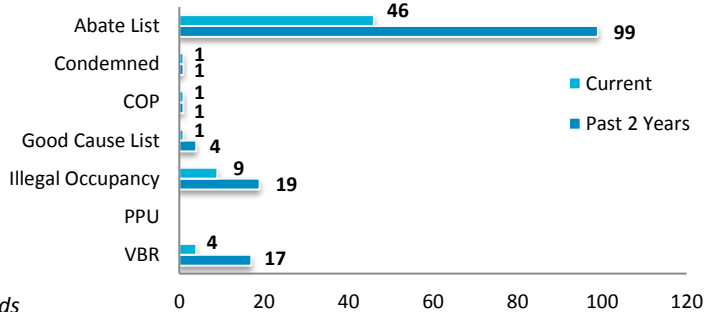
### Violation Types (Last 2 Years)



<u>Parcels with Serious Flags</u>	<u>Past 2 years</u>	<u>Current</u>
VBR	17	04
Condemned	01	01
Illegal Occupancy	19	09
PPU	00	00
Good Cause List	04	01
COP	01	01
Abate List*	99	46

*\*Abate list data information is only stored for 6 month periods*

### Parcels with Serious Flags

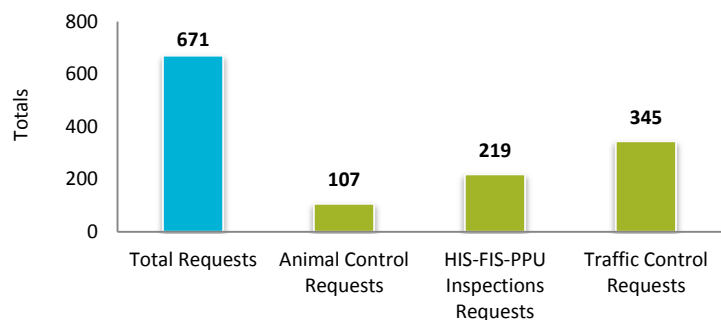


## Regulatory Services 311

### Service Requests

<u>(2014 Totals)</u>	<u>Requests</u>	<u>%</u>
Ward Total	2,662	100%
Total	671	25.2%
Animal Control	107	4.0%
HIS-FIS Inspections	219	8.2%
Traffic Control	345	12.9%

### 2014 Regulatory Services 311 Service Requests



## Traffic Control Citations

<u>(2014 Totals)</u>	<u>Citations</u>	<u>%</u>
Ward Total	4,521	100%
Total	1,083	24.0%
Snow Emergency*	351	7.7%
Non-Snow Emergency	732	16.2%

*\*Snow Emergency citations span from December 2013 through March 2014*

## Animal Care & Control

<u>Dangerous Dogs</u>	<u>Dogs</u>	<u>%</u>
Ward Total	06	17.1%
Total	02	5.7%

# Howe Demographic Profile



Howe Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	6,594	1,271	5,323	3,212	3,383	3,118	2,932	186
Percentage	100.0%	19.3%	80.7%	48.7%	51.3%	100.0%	94.0%	6.0%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	5,057	555	529	132	120	2	199
Percentage	76.7%	8.4%	8.0%	2.0%	1.8%	0.0%	3.0%

Data Source:	2008-2012 American Community Survey									
Category:	Education					Language		Household Income		
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	420	1,094	1,105	1,354	940	5,505	706	1,224	624	1,122
Percentage	8.5%	22.3%	22.5%	27.6%	19.1%	88.6%	11.4%	41.2%	21.0%	37.8%

## Notes:

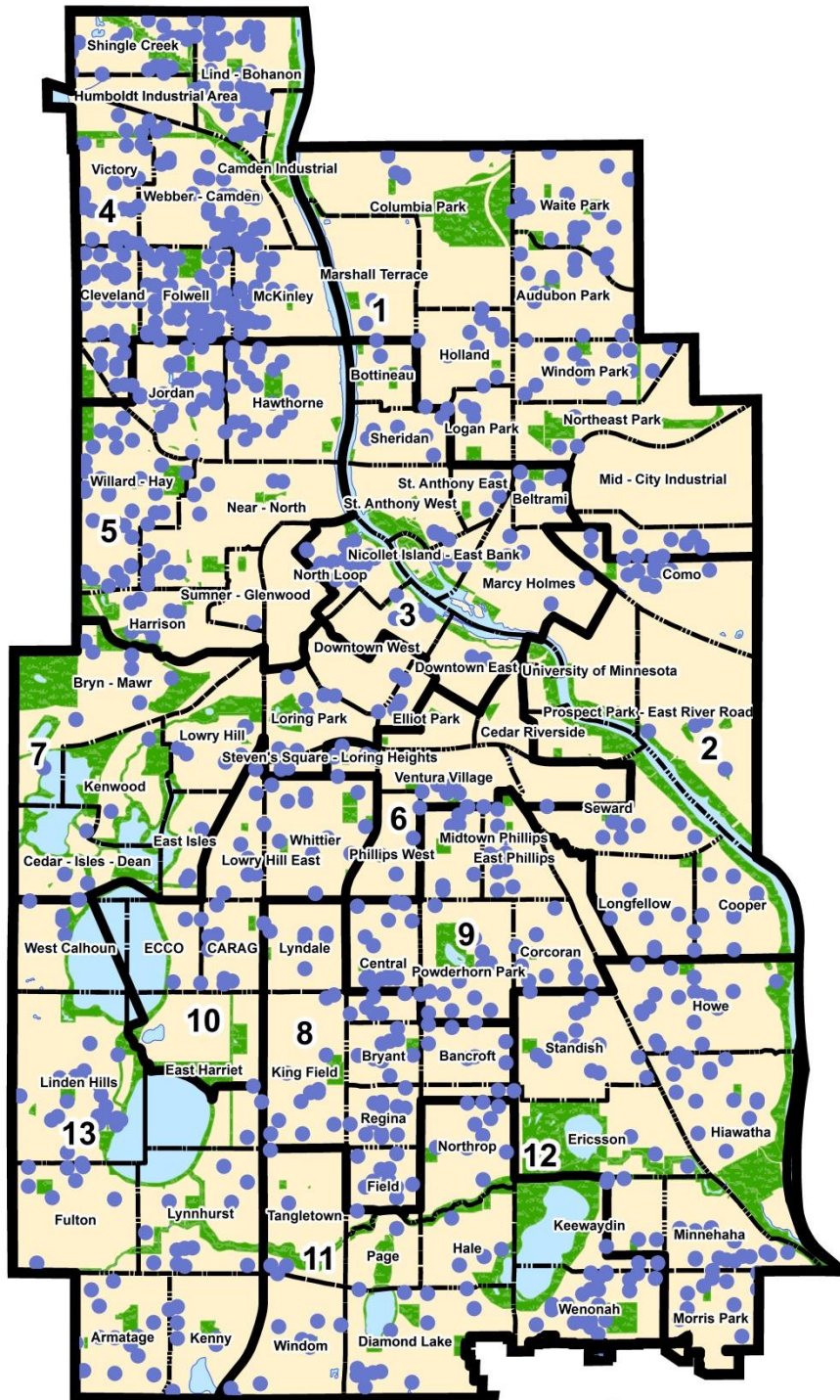
*The Census & American Community Survey data was compiled by MN Compass*

## Websites:

**MN Compass** <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

**CPED** <http://www.minneapolismn.gov/census/2010/index.htm>

# Citywide Rental License Conversions in 2014



## Legend

- Conversion Properties
- 1 Ward Boundaries
- Armatage Neighborhood Boundaries
- Parks
- Water Bodies

## Summary

Ward	Conversions	Total Percentage of Properties
01	86	8.2%
02	44	4.2%
03	83	7.9%
04	253	24.2%
05	111	10.6%
06	18	1.7%
07	55	5.3%
08	69	6.6%
09	58	5.5%
10	37	3.5%
11	75	7.2%
12	83	7.9%
13	74	7.1%

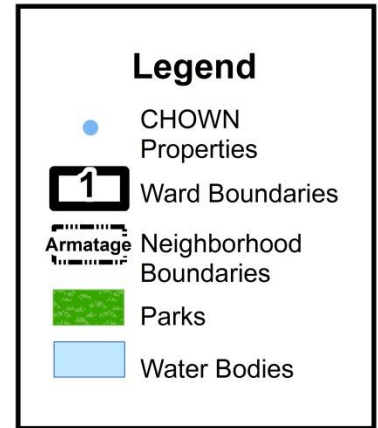
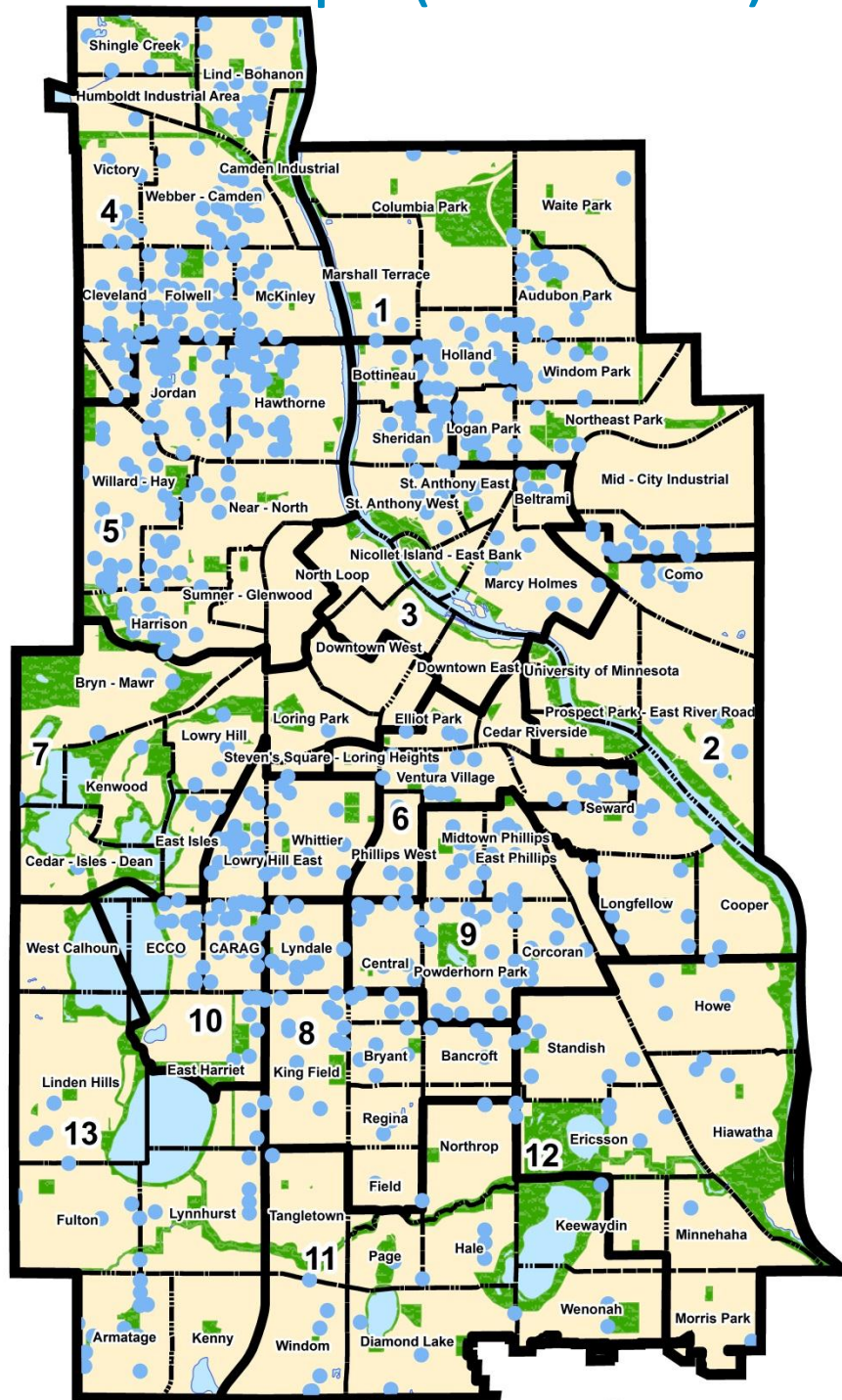
**Total Properties: 1,046**

0 0.5 1 2 Miles





# Citywide Rental License Change of Ownerships (CHOWNs) in 2014



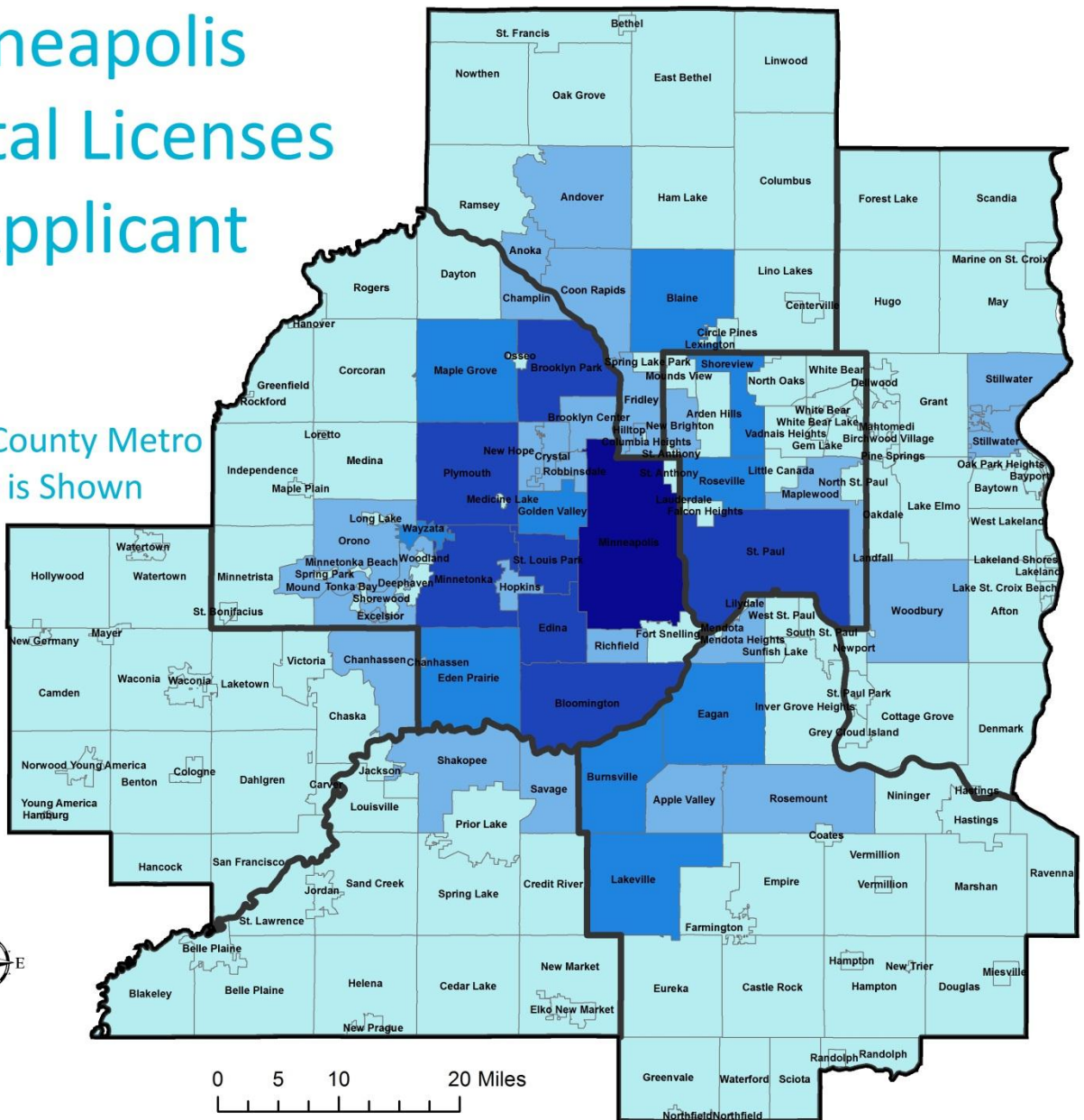
Summary		
Ward	CHOWNs	Total Percentage of Properties
01	91	12.8%
02	31	4.4%
03	39	5.5%
04	130	18.3%
05	118	16.6%
06	30	4.2%
07	18	2.5%
08	48	6.7%
09	53	7.4%
10	74	10.4%
11	25	3.5%
12	24	3.4%
13	31	4.4%
Total Properties: 712		

0 0.5 1 2 Miles



# Minneapolis Rental Licenses by Applicant City

\*Only 7-County Metro Area is Shown



## Legend

County Boundaries

## Number of Rental Licenses by City

- 0-36 Rental Licenses
- 37-135 Rental Licenses
- 136-309 Rental Licenses
- 310-836 Rental Licenses
- 837+ Rental Licenses

## Location of Rental Licenses Applicants in Ward 12

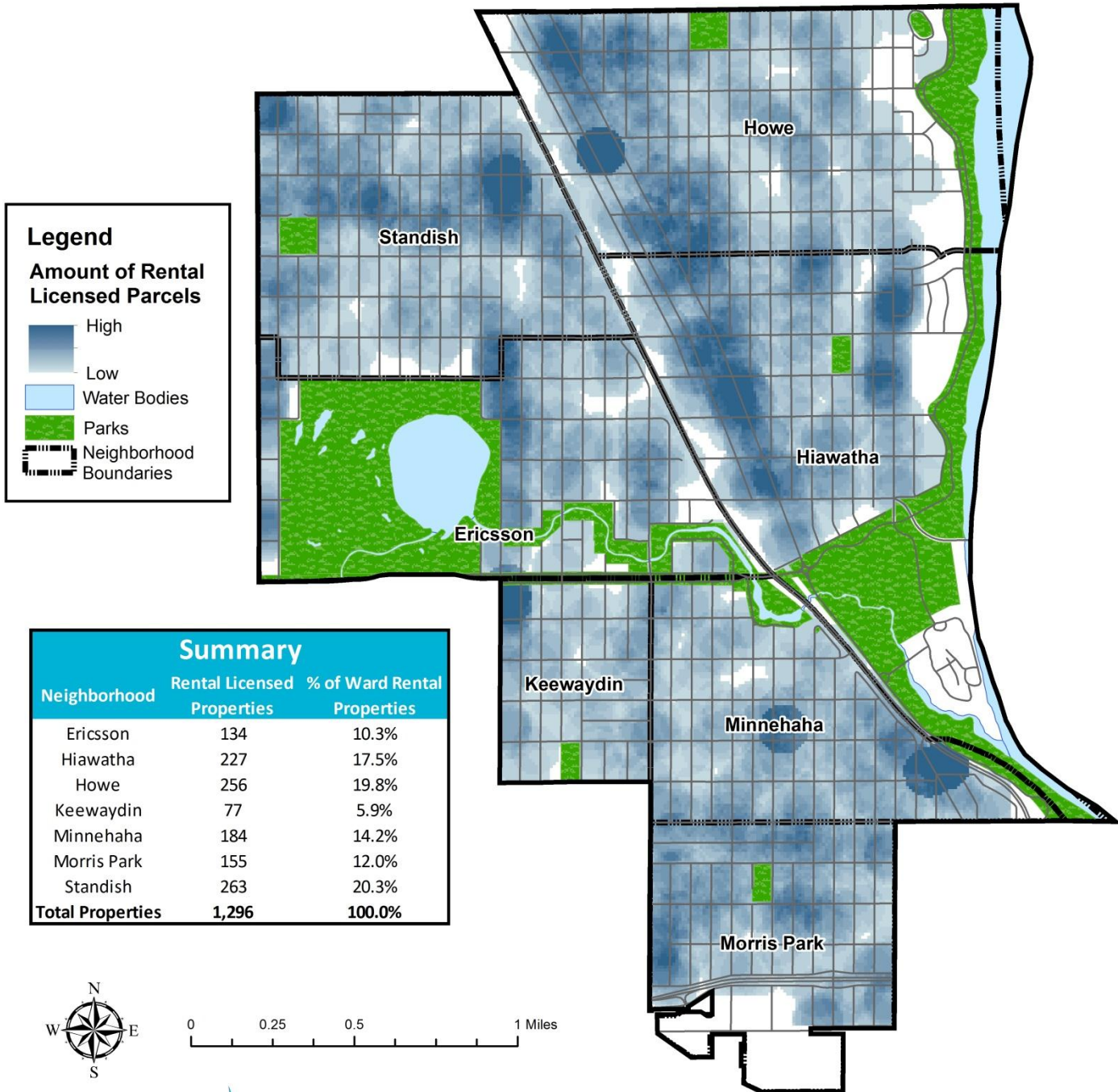
Region	Total Number of Rental Licenses	% of Total Rental Licenses
Minneapolis & St. Paul	677	52.4%
7-County Metro Area	419	32.5%
Rest of Minnesota	37	2.9%
Out of State	155	12.0%
Out of Country	03	0.2%
<b>Grand Total</b>	<b>1291</b>	<b>100.0%</b>

## Top Cities with the Most Rental Licenses in Minneapolis

City	Number of Rental Licenses
Minneapolis	11,573
St. Paul	836
Edina	572
Brooklyn Park	433
Plymouth	425
St. Louis Park	412
Bloomington	411
Minnetonka	389
Eden Prairie	309
Maple Grove	282
<b>Total</b>	<b>15,642</b>
<b>% of Total Rental Licenses</b>	<b>73.0%</b>



# Ward 12 Rental Properties





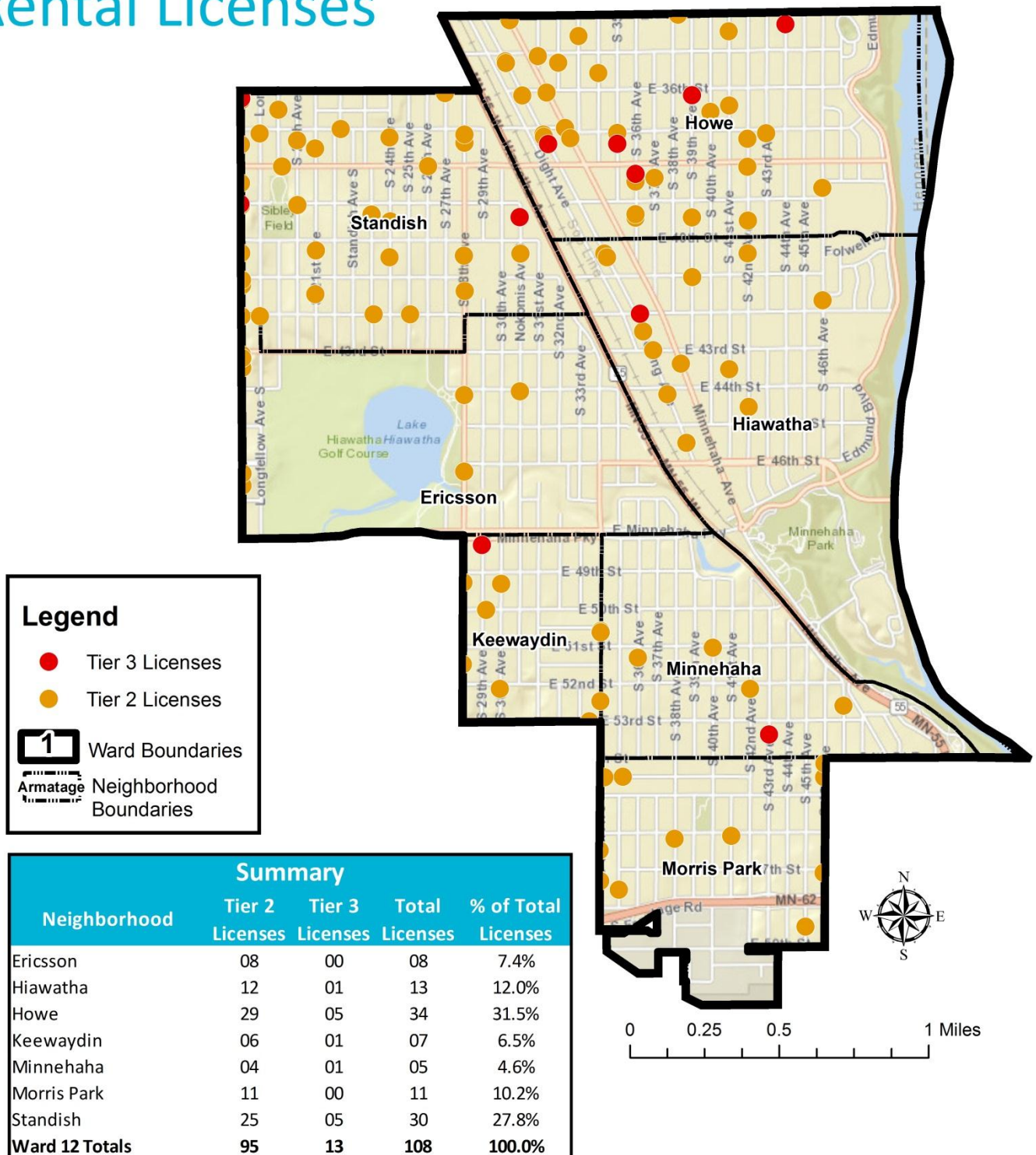
### Legend

**Rental Licensed Properties by Paid Units**

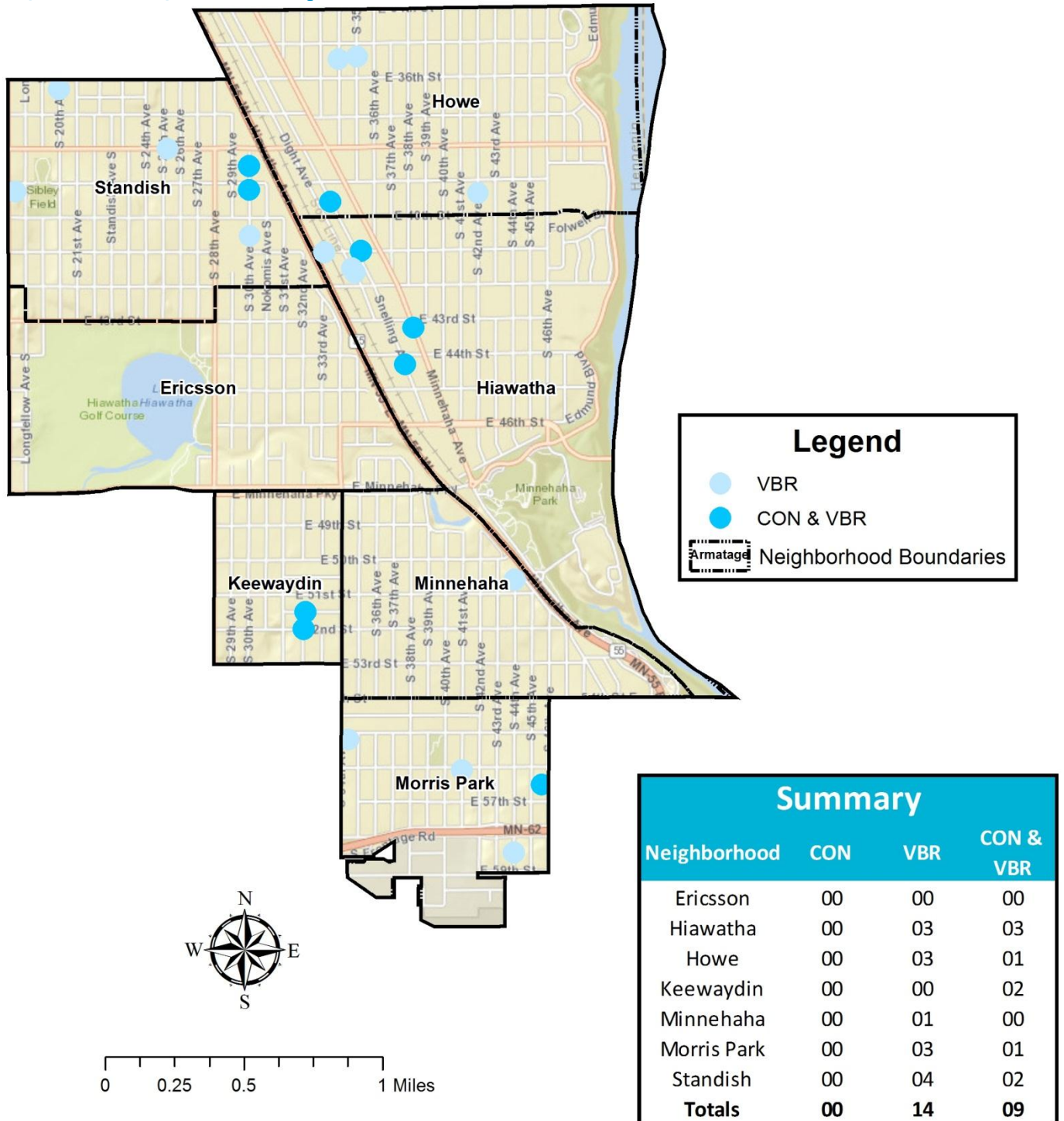
- 1-9 Units
- 10-32 Units
- 33-84 Units
- 85-180 Units
- 181+ Units



# Ward 12 Tier 2 and Tier 3 Rental Licenses

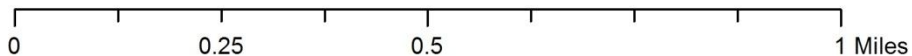


# Ward 12 Condemned and Vacant (VBR) Properties





# Howe Condemned (CON) and Vacant (VBR) Properties



## Legend

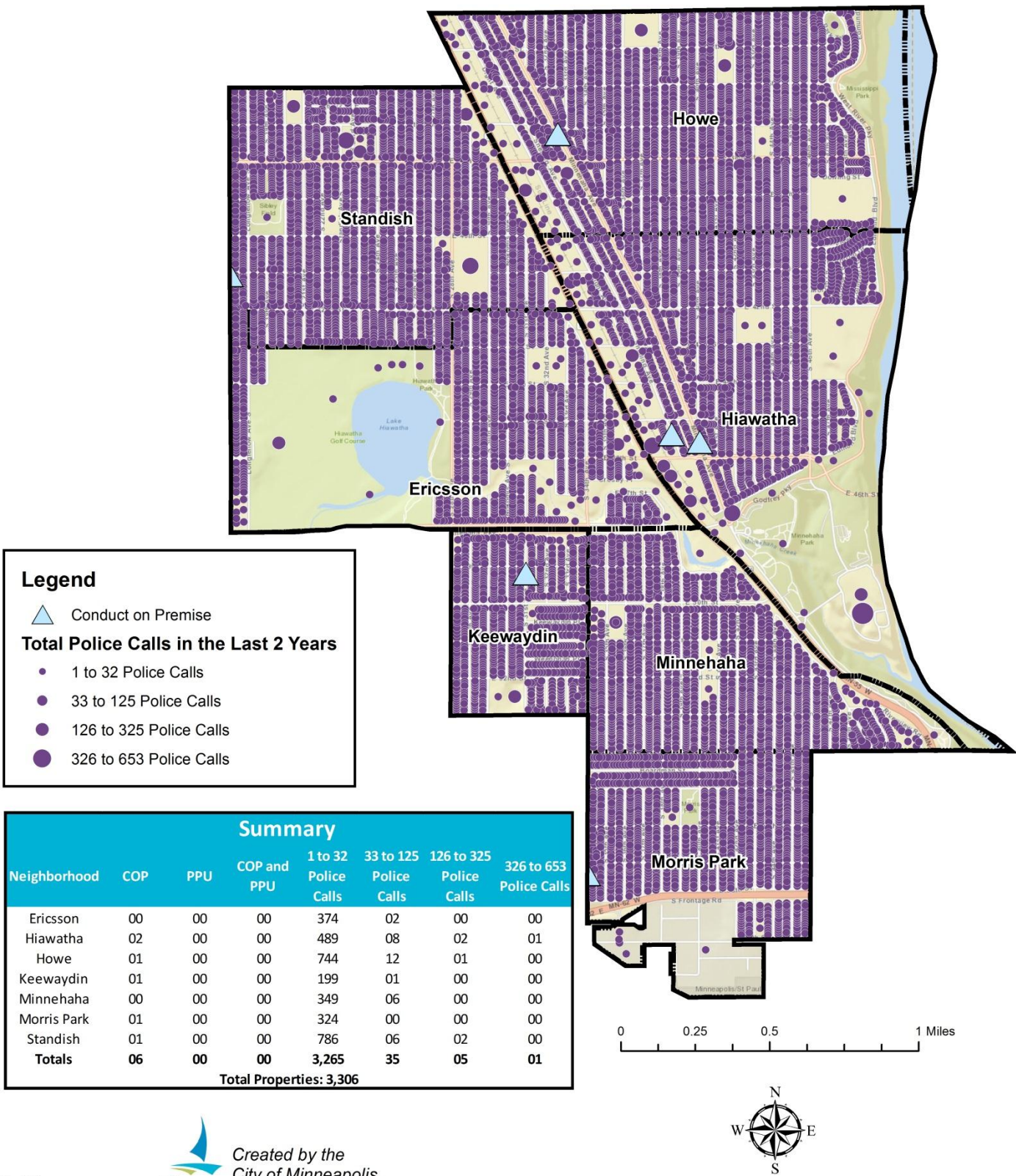
- VBR
- CON & VBR

## Summary

Neighborhood	CON	VBR	CON & VBR
Howe	00	03	01
<b>Ward Total</b>	<b>00</b>	<b>14</b>	<b>09</b>



# Ward 12 Conduct on Premise (COP) Properties with Police Calls









# Howe Conduct on Premise (COP) Properties with Police Calls



## Legend

 Conduct on Premise

## Total Police Calls in the Last 2 Years

-  1 to 32 Police Calls
-  33 to 125 Police Calls
-  126 to 325 Police Calls
-  326 to 653 Police Calls

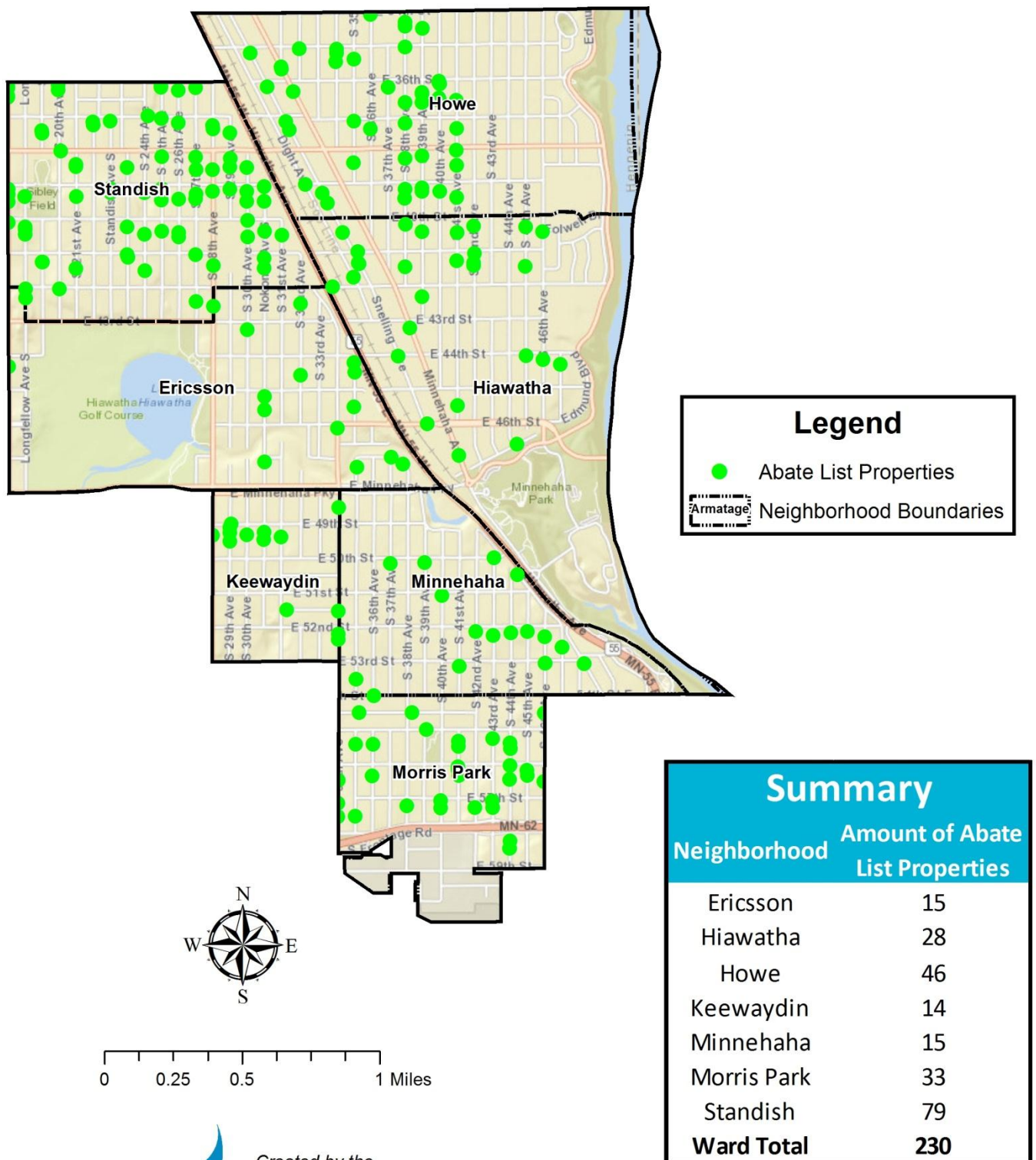


0 0.125 0.25 0.5 Miles

## Summary

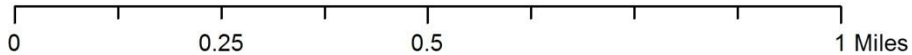
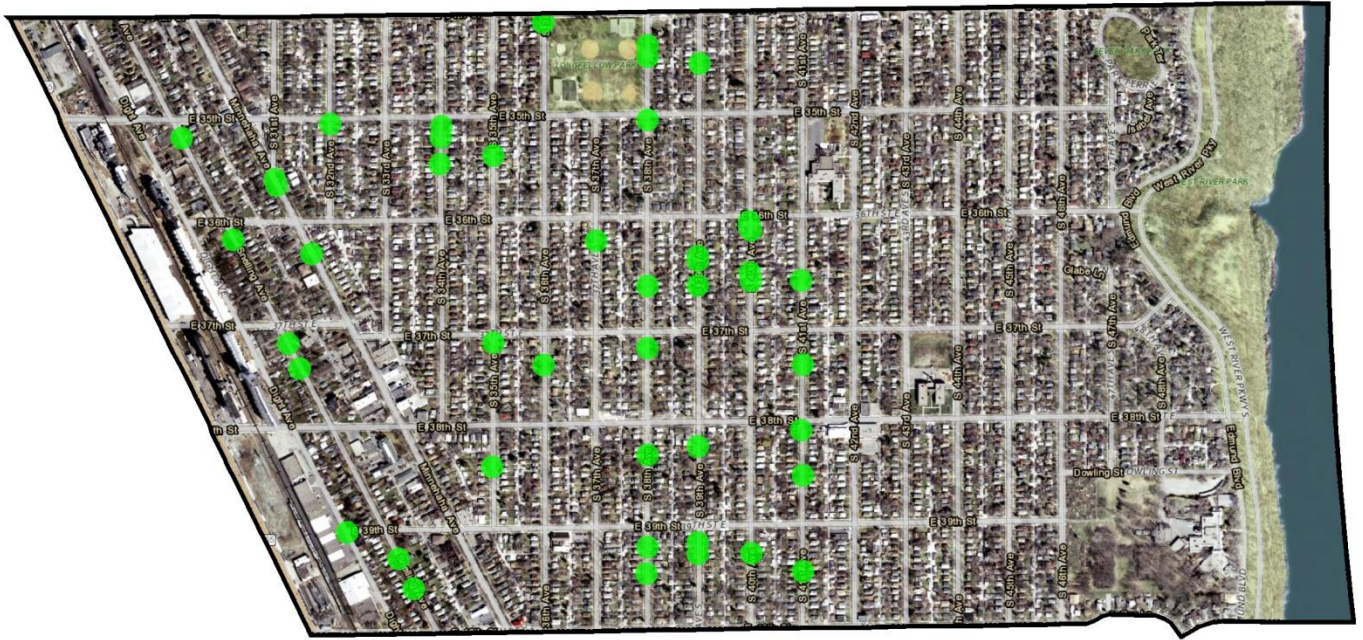
Neighborhood	COP	PPU	COP and PPU	1 to 32 Police Calls	33 to 125 Police Calls	126 to 325 Police Calls	326 to 653 Police Calls
Howe	01	00	00	744	12	01	00
Total Properties: 757							

# Ward 12 Abate List Properties





# Howe Abate List Properties



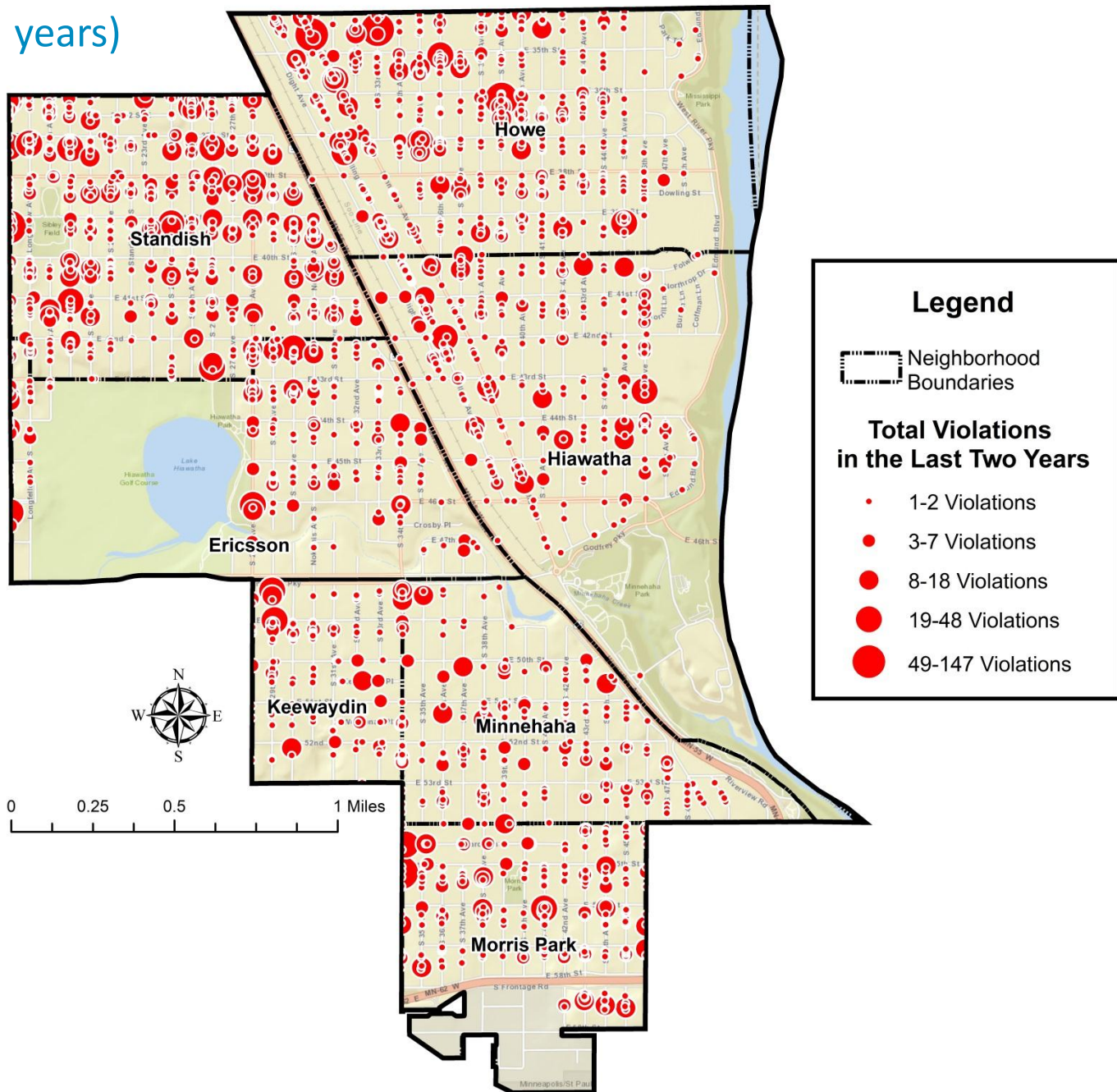
### Legend

- Abate List Properties

## Summary

Neighborhood	Amount of Abate List Properties
Howe	46
<b>Ward Total</b>	<b>230</b>

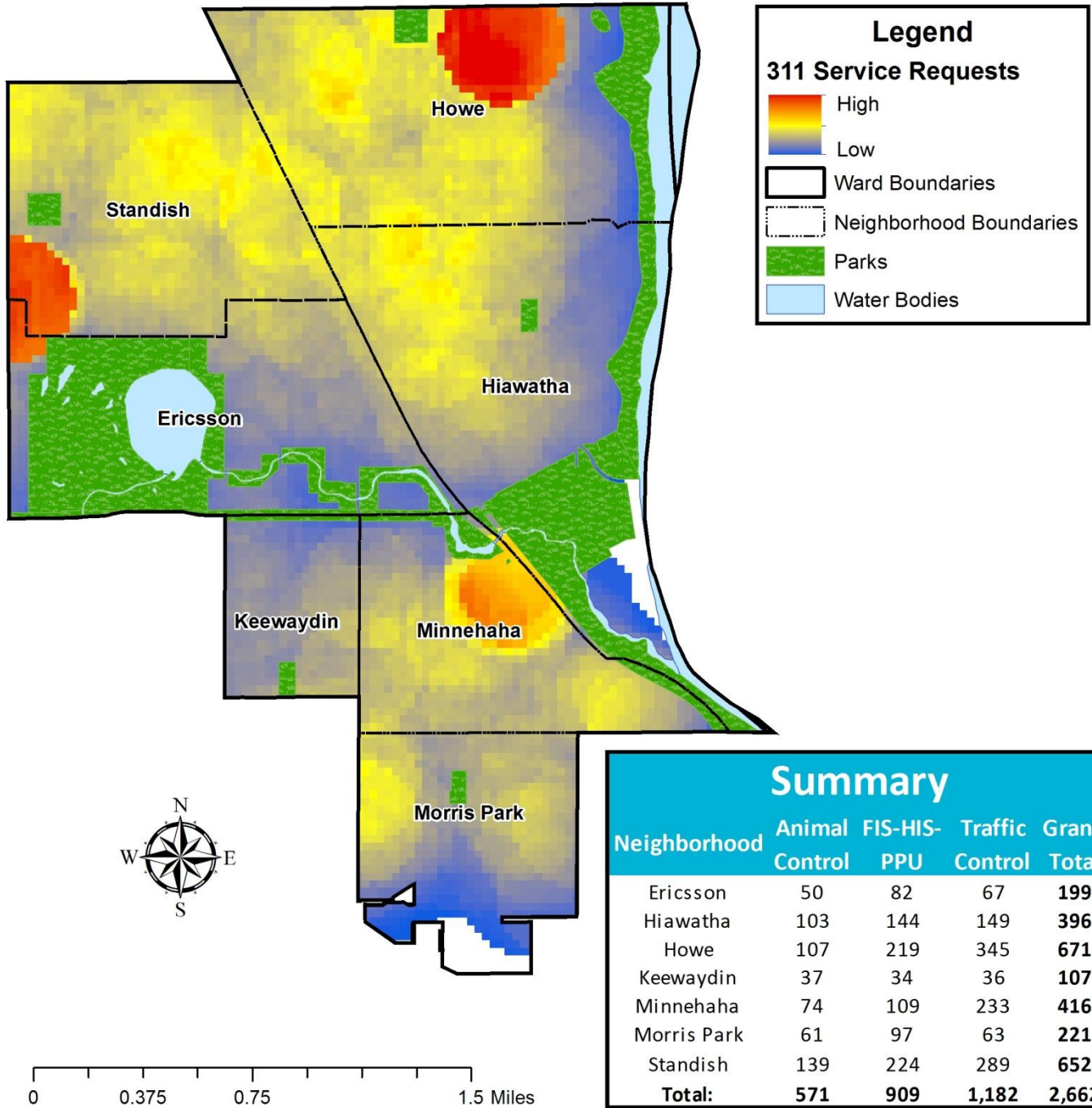
# Housing Violations in Ward 12 (Last 2 years)



Summary					
Neighborhood	1 to 3 Violations	4 to 10 Violations	11 to 21 Violations	22 to 39 Violations	40 to 67 Violations
Ericsson	193	35	11	03	00
Hiawatha	314	40	14	02	00
Howe	497	67	23	05	03
Keewaydin	106	18	05	02	00
Minnehaha	170	29	05	00	00
Morris Park	194	30	13	02	01
Standish	507	100	48	10	01
<b>Total</b>	<b>1981</b>	<b>319</b>	<b>119</b>	<b>24</b>	<b>05</b>
<b>Total Properties: 2448</b>					

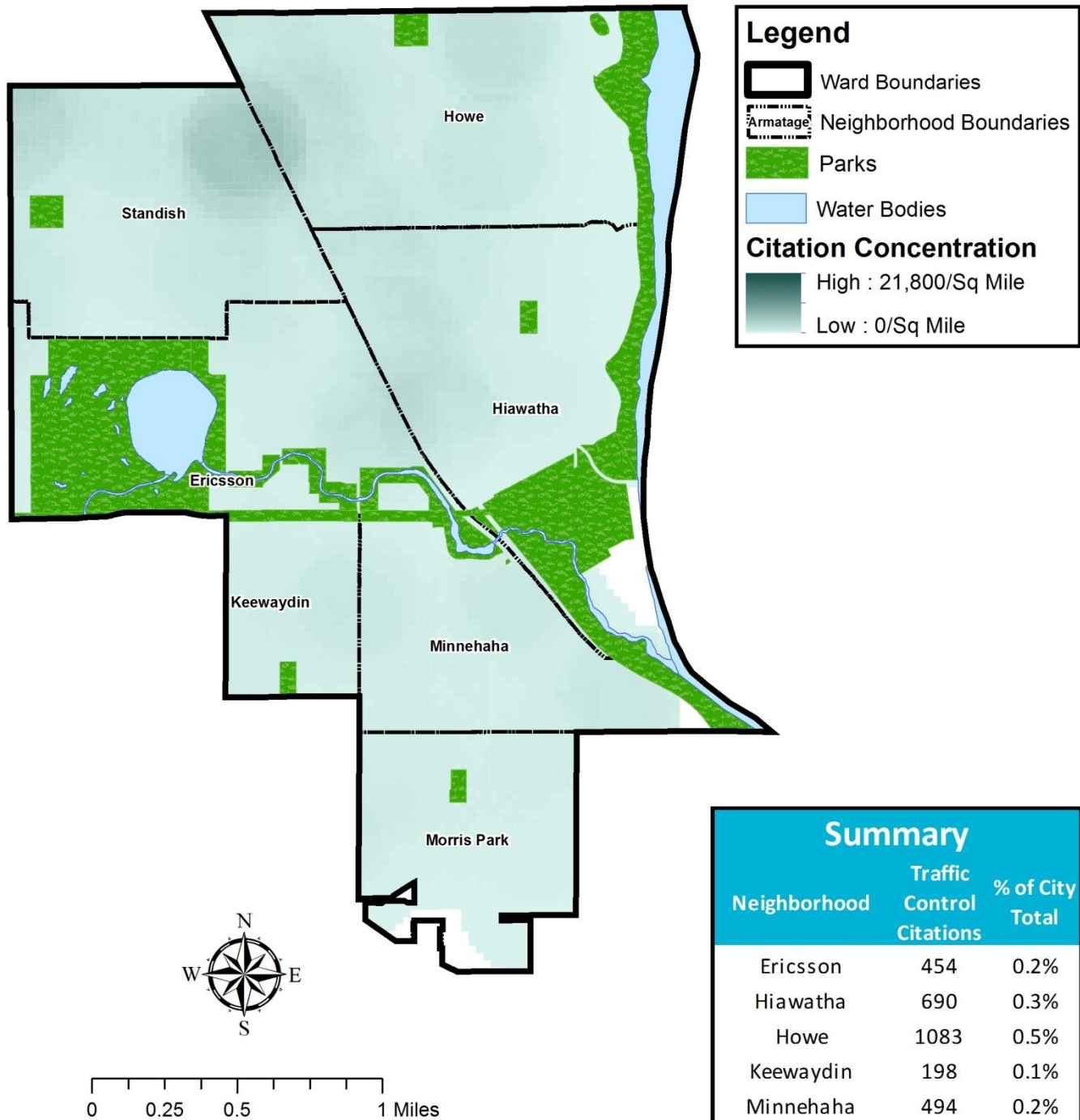


# Ward 12 2014 311 Service Requests



\*\*Counts are based on requests that are able to be mapped. Missing data accounts for less than 1% of 311 Service Requests.

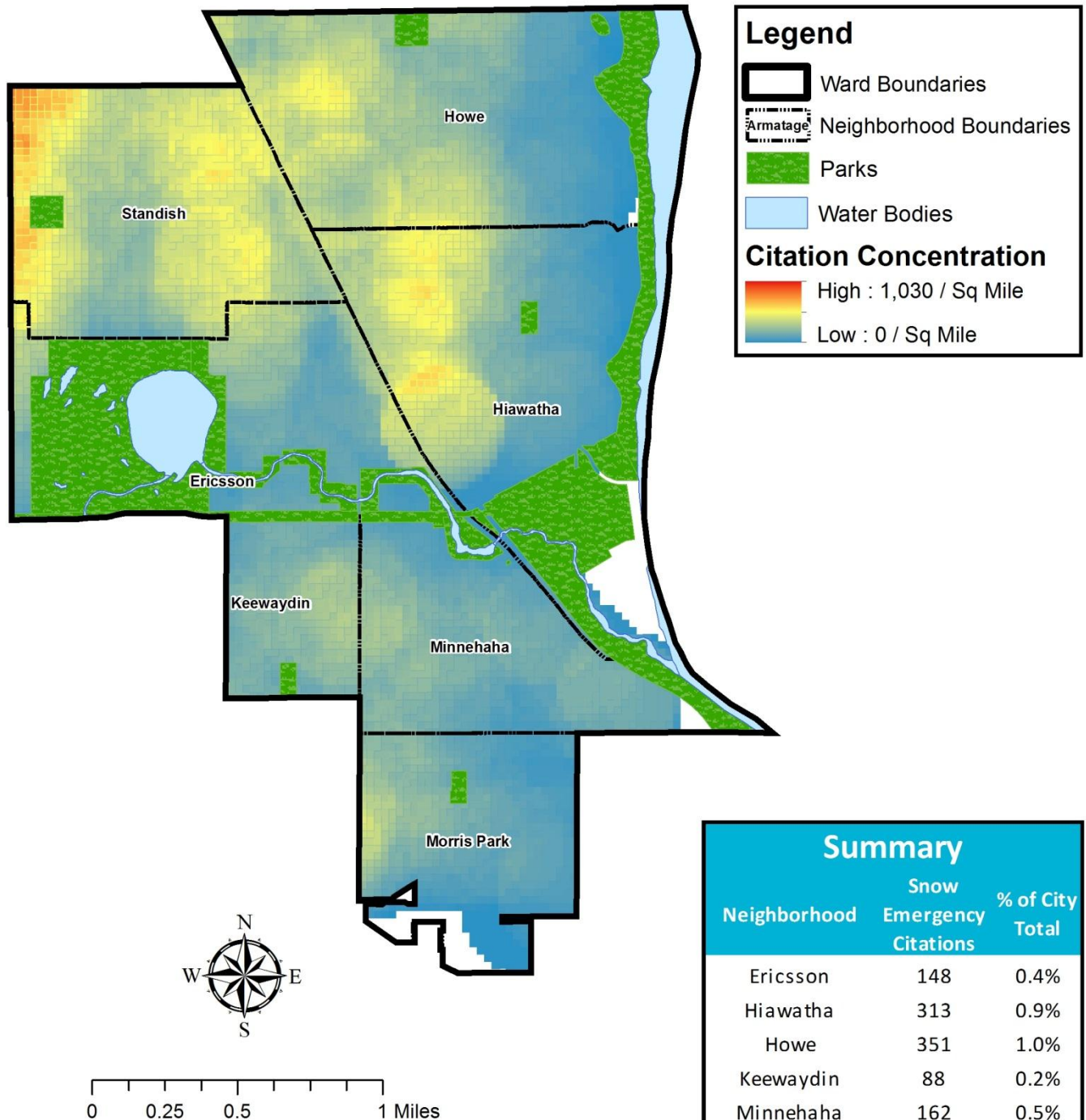
# Ward 12 2014 Traffic Control Citations



Summary		
Neighborhood	Traffic Control Citations	% of City Total
Ericsson	454	0.2%
Hiawatha	690	0.3%
Howe	1083	0.5%
Keewaydin	198	0.1%
Minnehaha	494	0.2%
Morris Park	237	0.1%
Standish	1365	0.6%
<b>Ward Total</b>	<b>4,521</b>	<b>2.0%</b>
<b>City Total</b>	<b>224,640</b>	<b>100%</b>

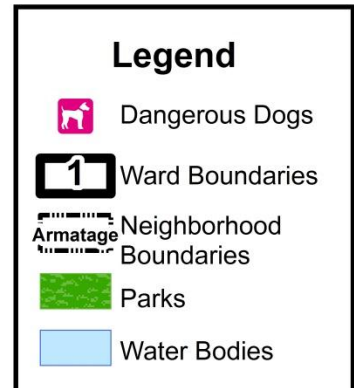
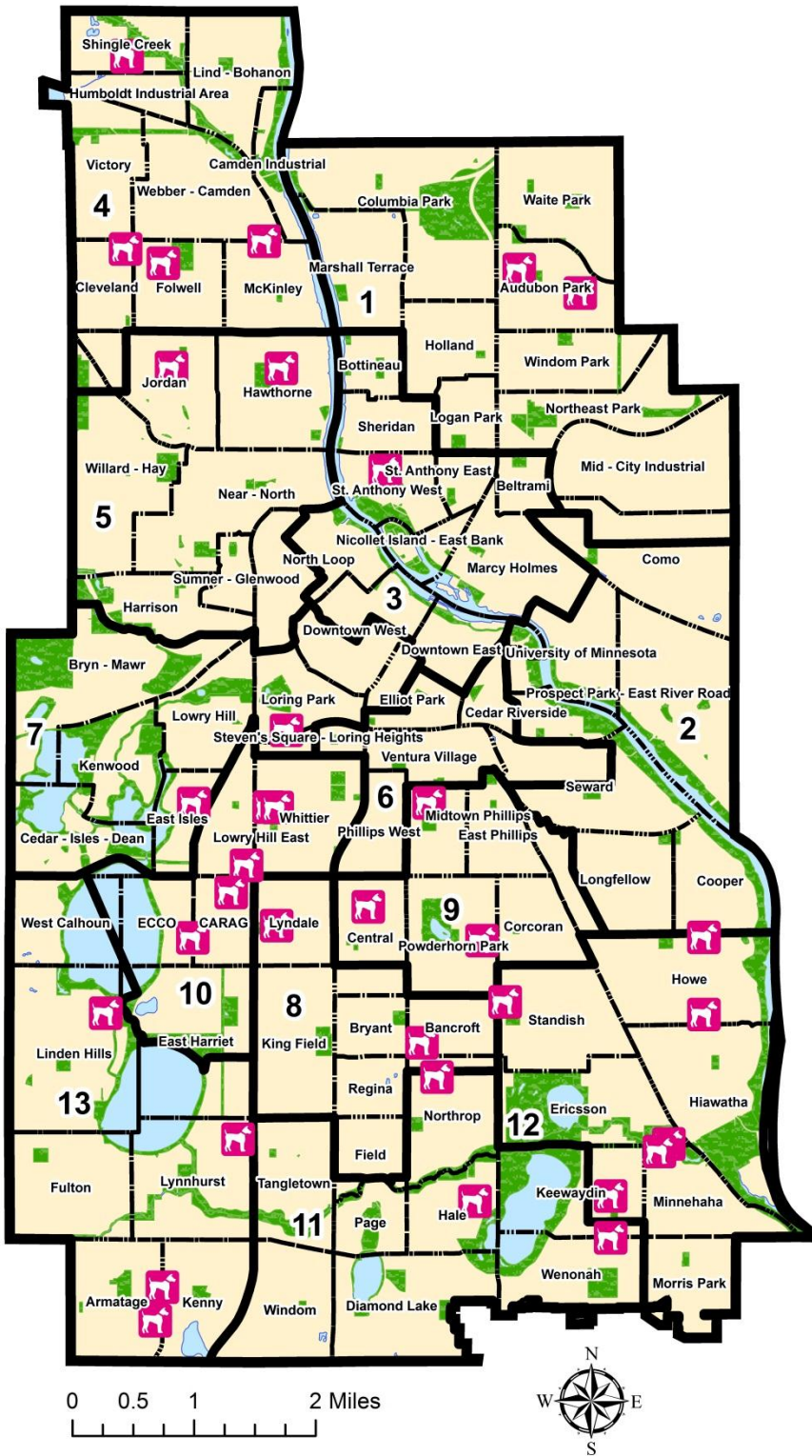


# Ward 12 2013-2014 Traffic Control Winter Snow Emergency Citations



Summary		
Neighborhood	Snow Emergency Citations	% of City Total
Ericsson	148	0.4%
Hiawatha	313	0.9%
Howe	351	1.0%
Keewaydin	88	0.2%
Minnehaha	162	0.5%
Morris Park	104	0.3%
Standish	556	1.6%
<b>Ward Total</b>	<b>1,722</b>	<b>4.9%</b>
<b>City Total</b>	<b>35,234</b>	<b>100.0%</b>

# Citywide Dangerous Dogs



### Summary

Ward	Dangerous Dogs	Percentage of Total Dangerous Dogs
01	02	5.7%
02	00	0.0%
03	01	2.9%
04	05	14.3%
05	02	5.7%
06	00	0.0%
07	02	5.7%
08	02	5.7%
09	03	8.6%
10	05	14.3%
11	03	8.6%
12	06	17.1%
13	04	11.4%
<b>Total Dangerous Dogs: 35</b>		

# Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
  - Includes disaggregated data analytics
  - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
  - Define metrics and indicators based on actual expressed need of stakeholders
  - Increase push of data externally

## **Contact us:**

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*Strengthening communities by  
partnering with residents,  
neighborhoods and businesses to  
make the city safer, healthier and  
more inviting to all.*

## **Department includes:**

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control